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February 27, 2023

To the Honorable Members of the Housing Committee:

HB5326 SUPPORT
A Step in the Right Direction with 8-30g

HB5326 adds a new category of housing to the calculation of “affordable housing” in a town. Every community has housing that is low priced and low rents but are NOT deed-restricted or government-subsidized units. This bill attempts to include these market-priced low-cost existing homes in order to capture a truer picture of housing affordability in a town.

This is not a panacea to remove the cudgel that is 8-30g, but it is a step in the right direction.

HB6633 OPPOSE
More Mandates and More Lawsuits do NOT equal More Housing

In regards to the many mandates in this bill, one example is from Lines 194-201, which say each municipality shall meet its fair share goals by issuing certificates of occupancy conforming to the requirements...on the following schedule:

- (1) By year three: Five per cent completion;
- (2) By year five: Thirty per cent completion;
- (3) By year seven: Sixty per cent completion; and
- (4) By year ten: One hundred per cent completion.

HB6633 mandates the same hard deadlines for all 169 CT towns before any town has created a plan. HB6633 ignores factors outside of a town’s control: state of the economy, undeveloped land, infrastructure capabilities, and that third-party contractors and developers build the units—not the towns. Each town should be given the opportunity to prepare a plan and a cost analysis before any hard deadlines are established.

In regards to lawsuits, Lines 247-279 say when any municipality fails to submit a fair share plan to the secretary...or when a fair share plan submitted by a municipality fails to create a realistic opportunity for the municipality to attain its municipal fair share allocation, any interested party (nonprofit organization or developer) may bring an action in the Superior Court of the judicial district in which the municipality is located.

Adversarial relationships do not increase the supply of affordable housing. Towns have resource and budget constraints yet HB6633 opens the door for costly litigation even when a town makes a ‘best efforts’ attempt to create an affordable housing plan. The state should use incentives and

foster a spirit of cooperation rather than use the cudgel of litigation in any legislation to increase the supply of affordable housing units.

Thank you for your time and kind consideration of my testimony on these two bills.

Sincerely,

Kimberly Fiorello
Greenwich, CT